



## Penryn

A character stone cottage  
Spacious two bedroom accommodation  
Two reception rooms  
Gas central heating  
Garden to the rear  
Elevated views over Penryn  
Much character and charm throughout  
Tucked away location near the towns amenities  
Offered for sale as a vacant 'chain free' transaction  
Viewing highly recommended

**Guide £250,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK7207



An attractive, two bedroom period cottage with a garden and set in a tucked away central location close to the towns amenities and shops.

The property offers spacious and well proportioned accommodation with some modern features yet could be enhanced further by the next owners.

The accommodation in brief comprises; galley style fitted kitchen fitted with a range of base and wall units, dining room with balustrade leading to the first floor, living room, first floor landing, two bedrooms and bathroom/wc combined. To the rear of the property there is a pleasant cottage garden enjoying views over Penryn and the surrounding area.

The property is convenient for the town centre, Falmouth University (Tremough Campus), Penryn Infant and Junior school and Penryn College. There is a branch line railway station that links Falmouth Docks to the cathedral city of Truro and the cottage is within easy walking distance of the town centre that provides a range of independent shops and cafes and highly respected primary and secondary schooling.

**As the vendors sole agents, we highly recommend and early appointment to view.**

**THE ACCOMMODATION COMPRISES:** *All dimensions approximate.*

Access via a gate with steps leading down to the courtyard area with slate tiling and a covered area designed for a washing machine and storage.

**STAINED GLASS FRONT DOOR TO:**

**KITCHEN 2.90m (9'6") x 2.08m (6'10")**

A fitted kitchen with a range of base and wall units comprising of cupboards and drawers with metal door furniture, worktop surface incorporating a 1 1/2 bowl sink with drainer and mixer tap, stainless steel four-ring gas hob, stainless steel electric oven, integrated dishwasher, recess for refrigerator/freezer, small paned windows with outlook to the front and side, slate tiled floor, textured ceiling with spotlights, fuse box, archway through to the dining room.



**DINING ROOM/RECEPTION TWO 4.11m (13'6") x 3.20m (10'6")**

Sash window with outlook to the front courtyard, radiator, built-in traditional storage cupboards, closed tread staircase with balustrade leading to the first floor landing, under stairs storage cupboard, timber floor, door leading through to living room.

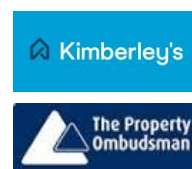


**LIVING ROOM/RECEPTION ONE 4.42m (14'6") x 3.20m (10'6")**

Feature fireplace with timber mantelpiece and surround with tiled inserts and slate hearth, matching storage cupboards either side of fireplace, sash window with impressive views over Penryn and countryside beyond, textured coved ceiling with ceiling light, radiator, finished with a timber floor. A timber door leads to the rear of the property and gardens.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





### STAIRS AND LANDING

A closed tread staircase leads to the landing and first floor, textured ceiling with centre light and loft trap giving access to the roof space, storage cupboard with shelving, doors to the bathroom and bedrooms.

### BATHROOM

A first floor bathroom having a three piece suite comprising; panelled bath with shower over, low-level wc and a pedestal wash hand basin, part tiled walls, frosted small paned window, radiator, textured ceiling with centre light.

### BEDROOM ONE 4.22m (13'10") x 3.23m (10'7")

Sash window with window seat having elevated views over Penryn and countryside beyond, traditional cast iron fireplace (not in use), radiator, textured ceiling with ceiling light.



### BEDROOM TWO

Sash window with outlook over the front, radiator, textured ceiling with ceiling light.



### OUTSIDE

In addition to the front courtyard there is a pleasant cottage style garden at the rear with a patio style area and lawns below again enjoying fine views over Penryn and countryside beyond.

### COUNCIL TAX Band B



### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





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